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| Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  | FOR COURT USE ONLY |
| Sandra K. McBeth (SBN 138697)<br>Sandra K. McBeth, APLC<br>2236 So. Broadway, Suite J<br>Santa Maria, CA 93454<br>805.922.7914<br>805.922.7915 (fax)<br>smcbeth@mcbethlegal.com |                    |
| <input type="checkbox"/> Individual appearing without attorney<br><input checked="" type="checkbox"/> Attorney for: Timothy J. Yoo, Ch. 7 Trustee                               |                    |

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| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION</b> |  |
| In re:<br><br>DEBRA C. MOORE  | CASE NO.: 2:13-BK-34045-RK<br>CHAPTER: 7 |
| Debtor(s).  | <b>NOTICE OF SALE OF ESTATE PROPERTY</b> |

|  |                      |
|--|----------------------|
| <b>Sale Date:</b> 08/09/2016   | <b>Time:</b> 2:30 pm |
| <b>Location:</b> Roybal Federal Bldg., 255 E. Temple St., Room 1675, Los Angeles, CA 90012 |                      |

**Type of Sale:**  Public  Private      **Last date to file objections:** 07/26/2016

**Description of property to be sold:**  
Commercial Condominium, 633 E. Ray Rd., Suite 113, Gilbert, AZ 85296

**Terms and conditions of sale:**  
The Property will be sold "as-is", "where-is", nor representations, warranties, express or implied of any type. Brokers' commission is 6%.

**Proposed sale price:** \$ 178,000.00 \_\_\_\_\_

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):**

See Attached Exhibit "A"

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

August 9, 2016 at 2:30 p.m.  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Room 1675  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Sandra K. McBeth  
2236 So. Broadway, Suite J  
Santa Maria, CA 93454  
805.922.7914  
805.922.7915(fax)  
smcbeth@mcbethlegal.com

Date: July 6, 2016

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## Exhibit "A"

The overbid procedures for the purchase of the Property are as follows:

(1) any person interested in submitting an overbid on the Property must attend the hearing on the Motion or be represented by an individual with authority to participate in the overbid process; (2) an overbid will be defined as an initial overbid of \$1,000 above the Purchase Price, with each additional bid in \$1,000 increments; (3) overbidders (except for the Purchaser) must deliver a deposit to the Trustee's counsel by way of cashier's check made payable to "Timothy J. Yoo, Chapter 7 Trustee," in the amount of \$17,900 (i.e., 10% of the initial overbid purchase price) (the "Deposit") and proof of ability to close escrow unconditionally in a form acceptable to the Trustee at least 5 court days before the hearing on the Motion; (4) overbidders must purchase the Property on the same terms and conditions as the Purchaser; (5) the Deposit of the successful overbidder shall be forfeited if such party is thereafter unable to complete the purchase of the Property within 15 days of entry of a Bankruptcy Court order approving the sale; and (6) in the event the successful overbidder cannot timely complete the purchase of the Property, the Trustee shall be authorized to proceed with the sale to the next highest overbidder.